

Oscar O'Keefe Architect

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JUSTIFICATION LETTER

Date : August 2, 2007

Project : Florez Office Building
1650 South Eastern

To: City of Las Vegas Planning Department

The Owners of this project are requesting your approval for rezone from residential to professional offices. This project is one of the last ones to be rezoned to PR on Eastern Avenue.

Please provide us with the following variances

#1: Re-Zone from residential to office use , all houses on Eastern have been zoned to professional offices.

#2 : Variance on parking , 6 spaces required , but due to site hardship of the site ,we can only provide 2 spaces.(1 ada van space)

#3: Setback at Eastern can not be attained due to existing conditions.

We have added additional Landscaping to the site to improve the Urban setting.

Thank you for your assistance in this proposal.

Oscar O'Keefe , Architect



VAR-23674
09/27/07 PC

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